



100 GROVE ST. | WORCESTER, MA 01605

August 23, 2017

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**Subject: Proposed Registered Marijuana Facility
8 Millennium Drive
Special Permit, Site Plan, Stormwater Regulations and Wetland
Regulations Review**

Dear Joe and Maria:

We received the following documents on August 16, 2017:

- E-mail correspondence from Heritage Design Group to the Grafton Conservation Agent dated August 14, 2017 re: 8 Millennium Drive Notice of Intent.
- Plans entitled 8 Millennium Drive, Site Plan in the Town of Grafton, Massachusetts dated May 8, 2017 and last revised August 14, 2017, prepared by Heritage Design Group for Nature's Remedy of Massachusetts, Inc. (13 sheets)
- Document entitled Stormwater Management Report, Proposed Registered Marijuana Dispensary, 8 Millennium Drive, Grafton, Massachusetts revised August 14, 2017, prepared by Heritage Design Group for Nature's Remedy of Massachusetts, Inc.

Graves Engineering, Inc. (GEI) has been requested to review and comment on the plans' conformance with applicable "Grafton Zoning By-Law" amended through October 17, 2016; Massachusetts Department of Environmental Protection (MassDEP) Stormwater Handbook and standard engineering practices on behalf of the Planning Board. GEI has also been requested to review and comment on the documents' conformance with applicable Conservation Commission "Regulations Governing Stormwater Management" dated May 2013 and "Regulations for the Administration of the Wetlands By-Law" dated May 2014 on behalf of the Conservation Commission. As part of our initial review GEI visited the site entrance on June 21, 2017.

This letter is a follow-up to our previous review letters dated June 21, 2017 and July 24, 2017. For clarity, comments from our previous letters are *italicized* and our latest comments to the design engineer's responses are depicted in **bold**. For brevity, comments previously addressed by the design engineer and acknowledged by GEI have been omitted. Previous comment numbering has been maintained.

Our comments follow:

Zoning By-Law

Comments requiring plan revisions were previously addressed.

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Grafton's Regulations Governing Stormwater Management

4. *A cost estimate for the stormwater system and a timeline for construction were not included in the submittal. (§7.A)*

July 24, 2017:

The design engineer responded that the revised site plan will be forwarded to a site contractor for an estimate and projected timeline and the information will be submitted when it is received.

Acknowledged. A cost estimate/total bond amount of \$437,867 was submitted by the design engineer. GEI reviewed the estimate and doesn't have an issue with this bond amount. As for a timeline, a sequence of construction was included on a new plan sheet – Construction Phasing Plan (Sheet 8) and the design engineer responded narratively that earthwork within the 5.7-acre work area will occur in one phase due to the need to excavate material, process it and then place the material in areas that require fill. GEI doesn't have an issue with the sequence of construction or the concept of mass earthwork (excavating, processing and placing earth material) on this project being a single sequence or phase. Permanent stabilization of the stormwater basin, swales and perimeter areas should occur as these features are being constructed because these areas will not be subject to further disturbance or traffic during building and parking area construction.

Regulations for the Administration of the Wetlands By-Law

Comments requiring plan revisions were previously addressed.

Hydrology & MassDEP Stormwater Management Review

10. *GEI reviewed the hydrology computations and found them to be in order except as noted in the following comment. The hydrology computations accounted for the future building addition and associated ground cover.*

July 24, 2017:

The revised hydrology computations are in order. Again, the hydrology computations accounted for the future building addition and associated ground cover.

The latest revised hydrology computations are also in order. Again, the hydrology computations accounted for the future building addition and associated ground cover.

13. *Compliance with the MassDEP Stormwater Standards and Handbook is reasonable except as noted in the following six comments.*

July 24, 2017:

Compliance with the MassDEP Stormwater Standards and Handbook is reasonable.

Minor revisions were made to the supporting stormwater management calculations; compliance with MassDEP Stormwater Standards and Handbook is reasonable.

18. *The Erosion Control Barrier (ECB) detail on Sheet 7 shows staked straw wattles with and without silt fencing. It is unclear on the plans where the straw wattles will or will not include*

silt fence; the plans must be revised to clearly show where each type of erosion control barrier is proposed.

July 24, 2017:

The design engineer responded that the silt fencing shown on the ECB detail is only to provide guidance if installation of silt fence is directed during construction. The ECB detail has been revised to reflect this. Considering the extent of work and the work's proximity to wetland resource areas, the effectiveness of the erosion controls will need to be carefully monitored and quick action (if needed) to install silt fence will need to be taken if the straw wattles/fiber socks are breached.

Acknowledged. The Erosion Control Barrier construction detail was revised to call for the installation of both silt fencing and straw wattles or fiber socks.

General Engineering

22. A construction detail (e.g. signs, pavement markings) for the handicap-accessible parking spaces was not provided on the plans. Additionally, the plans did not show the locations of the accessible parking space signs.

July 24, 2017:

Although the design engineer responded that the plans were revised to indicate sign locations and pavement markings for the handicap accessible parking spaces, we could not find this information on the plans.

Acknowledged. The plans have been revised to indicate handicap sign locations and pavement markings.

25. The narrative for MassDEP Stormwater Standard 10 (Illicit Discharges) references piping for the proposed roof drains and the architectural plans show roof gutters. If piping for the gutters is to discharge into the swales, then the pipes need to be shown on the plans along with pertinent information (e.g. pipe size, material, elevations, slopes and erosion protection at the discharge end).

July 24, 2017:

Although the engineer responded that roof downspouts will discharge above ground to maintain an open drainage system and that the narrative was revised to no longer reference roof drains, the MassDEP Stormwater Standard 10 narrative still references roof drains.

No further comment - the MassDEP Stormwater Standard 10 narrative still references roof drains.

General Comments

Comments requiring plan revisions were previously addressed.

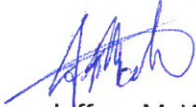
Additional Comments, August 23, 2017

31. The plans propose to add a triangular-shaped area of land to the project property near wetland flags A-30 to A-37 and to use this area to support the reconfiguration of the stormwater management system. GEI has no issue with these proposed revisions and we understand that an ANR plan (Approval Not Required under the

Subdivision Control Law) will be prepared by the project surveyor and reviewed by the Planning Board and its staff.

We trust this letter addresses your review requirements. Feel free to contact this office if you have any questions or comments.

Very truly yours,
Graves Engineering, Inc.



Jeffrey M. Walsh, P.E.
Vice President

cc: Eric Bazzett, P.E.; Heritage Design Group